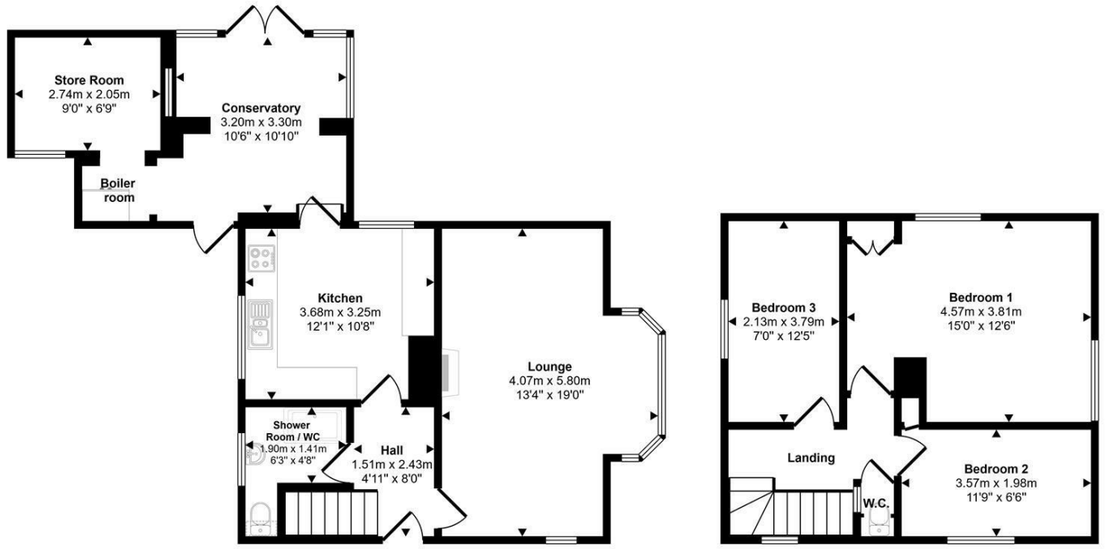
Approx Gross Internal Area
103 sq m / 1111 sq ft




Ground Floor
Approx 62 sq m / 670 sq ft




First Floor
Approx 41 sq m / 440 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: D
HEATING: Gas

ref: AJW/CFH/JULY/26/OK/CFH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

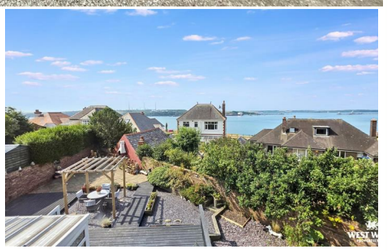


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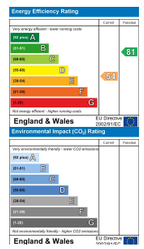






## 4 The Rath, Milford Haven, Pembrokeshire, SA73 3JR

- Detached Three Bed Home
- Views Across Milford Haven Waterway
- Conservatory & Utility Room
- South Facing Rear Garden
- Double Glazing & Gas Central Heating
- Sought-After Location
- Contemporary Kitchen
- Shower Room & WC
- Detached Garage & Driveway Parking
- EPC: E




## Asking Price £240,000

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EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

***The Agent that goes the Extra Mile***



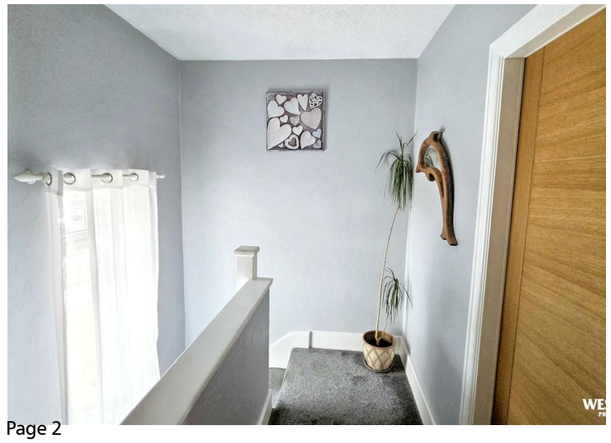






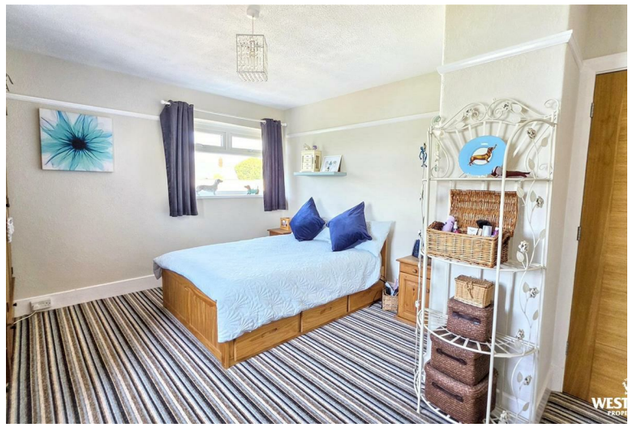














Set in an superb elevated position on the sought-after The Rath, this tucked away modern detached family home enjoys stunning scenic elevated views across the Milford Haven Waterway, the property offers well-proportioned accommodation, generous outdoor space and off-road parking with a detached garage. Conveniently located close to Milford Haven town centre, the Marina and a range of local amenities, boutique shops, restaurants, and scenic harbour, the property is well suited to everyday living.

The accommodation briefly comprises - Entrance hallway which provides access to a modern ground floor shower room, a living room with a charming bay window overlooking the front garden and the kitchen which is fitted with a range of wall and base units. To the rear of the property is a conservatory giving access to the garden, with a separate utility room offering additional storage facilities.

The first floor landing leads to three bedrooms and a separate w.c. The principal bedroom is a generous double room and benefits from elevated views across the Milford Haven Waterway, while the remaining bedrooms provide flexible accommodation for family living. Externally, the property benefits from off-road parking and a detached garage. Outside, the south-facing garden is fully enclosed and has been arranged for ease of upkeep and includes decking, insulated shed, greenhouse, a built-in BBQ, raised beds, a patio seating area, creating an excellent space for outdoor dining and entertaining.

The property benefits from double glazing and gas central heating with a new boiler installed in 2024. The roof was replaced in may 2026 and is an EPDM roof 20 year guarantee. This home combines generous living space, attractive gardens, off-road parking, garage facilities and waterway views in one of Milford Haven's most desirable locations, this property offers something for every stage of family life. Early viewing is highly recommended to fully appreciate everything this home has to offer!








## DIRECTIONS

From the Milford Haven office, turn left onto Fulke Street and continue to the junction with Hamilton Terrace. Turn left onto Hamilton Terrace, then take the first right onto The Rath. Continue along The Rath, following the road as it bends around the waterfront. Number 4 The Rath will be found a short distance along on the left-hand side.
What3words:///repaid.resembles.warns

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.